



CITY OF MOUNTAIN VIEW

DOWNTOWN COMMITTEE

AGENDA

REGULAR MEETING – TUESDAY, NOVEMBER 6, 2018
PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET
8:00 A.M.

1. CALL TO ORDER

- 2. ROLL CALL**—Committee members Kim Copher, Maria Lange, Dawn Maher, Ronald Manabe, Rick Meyer, Jamil Shaikh, Julie Smiley, Diana Tucker, Vice Chair Merry Yen, and Chair Shana Nelson.

3. MINUTES APPROVAL

Minutes for the October 2, 2018 meeting have been delivered to Committee members and copies posted on the City Hall bulletin board. If there are no corrections or additions, a motion is in order to approve these minutes.

4. UPCOMING AGENDA TOPICS

This portion of the agenda is reserved for identification of agenda items for future meetings.

5. ORAL COMMUNICATIONS FROM THE PUBLIC

This portion of the meeting is reserved for persons wishing to address the Committee on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Committee from acting on nonagenda items.

6. UNFINISHED BUSINESS

6.1 DOWNTOWN DEVELOPMENT UPDATES

Staff will provide updates on downtown development projects.

6.2 DOWNTOWN PARKING UPDATES

Staff will provide updates on the Valet Parking Pilot Program and the Paid Parking Study.

7. NEW BUSINESS

7.1 DOWNTOWN PARKING PERMIT PROGRAM

Staff will provide an overview on current program usage.

7.2 HOPE STREET DEVELOPMENT PROJECT

Staff will provide an update on the Hope Street Development Project (Parking Lots 4 and 8).

7.3 701 WEST EVELYN AVENUE

Staff will provide an overview of the proposed development project.

7.4 COMMUNITY SERVICES AGENCY

Per the request of the Downtown Committee, the Community Services Agency will provide an overview of the organization.

7.5 DOWNTOWN COMMITTEE SCHEDULE

Staff will discuss the 2018-19 schedule.

8. COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS

No action will be taken on any questions raised by the Committee at this time.

9. ADJOURNMENT

AGENDAS FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The specific location of each meeting is noted on the notice and agenda for each meeting which is posted at least 72 hours in advance of the meeting. Special meetings may be called as necessary by the Committee Chair and noticed at least 24 hours in advance of the meeting.
- Questions and comments regarding the agenda may be directed to Lisa Roche, Secretary, at 650-903-6379.
- Interested persons may review the agenda and staff reports at the Mountain View Library (585 Franklin Street) beginning the Monday evening before each regular meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning the Monday morning before each meeting. Staff reports are also available during each meeting.
- **SPECIAL NOTICE—Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6379 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Board, Commission, or Committee may take action on any matter noticed herein in any manner deemed appropriate by the Board, Commission, or Committee. Their consideration of the matters noticed herein is not limited by the recommendations indicated herein.
- **SPECIAL NOTICE—**Any writings or documents provided to a majority of the Downtown Committee regarding any item on this agenda will be made available for public inspection in the Community Development Department, located at 500 Castro Street, during normal business hours and at the meeting location noted on the agenda during the meeting.

ADDRESSING THE BOARD, COMMISSION, OR COMMITTEE

- Interested persons are entitled to speak on any item on the agenda and should make their interest known to the Chair.
- Anyone wishing to address the Board, Commission, or Committee on a nonagenda item may do so during the “Oral Communications” part of the agenda. Speakers are allowed to speak one time on any number of topics for up to three minutes.



CITY OF MOUNTAIN VIEW

DOWNTOWN COMMITTEE

MINUTES

SPECIAL MEETING – TUESDAY, OCTOBER 2, 2018
PLAZA CONFERENCE ROOM AT CITY HALL – 500 CASTRO STREET
8:00 A.M.

1. **CALL TO ORDER**

The meeting was called to order at 8:07 a.m.

2. **ROLL CALL**

Present: Committee members Maria Lange, Dawn Maher, Ronald Manabe, Rick Meyer, Jamil Shaikh, Diana Tucker, Vice Chair Merry Yen, and Chair Shana Nelson.

Absent: Committee members: Kim Copher, Bruce Lin, and Julie Smiley.

3. **MINUTES APPROVAL**

The minutes of September 11, 2018 were distributed prior to the meeting and approved as distributed.

Motion—M/S Yen/Meyer—Carried 8-0-3; Copher, Lin, Smiley absent—To approve the minutes of September 11, 2018.

4. **UPCOMING AGENDA TOPICS**

- Overview of the proposed development project at 701 West Evelyn Avenue
- Overview of the Community Services Agency
- Community Services Department—Civic Center Plaza Update
- Parking Lot 12 Update
- Review of the Paid Parking Study Recommendations

5. **ORAL COMMUNICATIONS FROM THE PUBLIC – None.**

6. **UNFINISHED BUSINESS**

6.1 **DOWNTOWN DEVELOPMENT UPDATES**

Staff provided updates on downtown development projects.

6.2 **DOWNTOWN PARKING UPDATES**

Staff provided updates on the Valet Parking Pilot Program and the Wayfinding Sign Program.

6.3 **VILLA STREET WATER AND SEWER REPLACEMENT CONSTRUCTION IMPACTS**

Public Works staff provided an update on the project.

7. **NEW BUSINESS**

7.1 **DOWNTOWN PRECISE PLAN**

Staff provided an overview of the Downtown Precise Plan.

7.2 **DOWNTOWN PARKING STUDY**

Staff provided an update on the outreach efforts.

7.3 **CENTRAL BUSINESS ASSOCIATION**

Staff provided an update on current downtown programs and events.

7.4 **DOWNTOWN ECONOMIC VITALITY PROGRAM**

Staff provided an update on the program, including the Urban Land Institute (ULI) technical assistance panel application.

8. **COMMITTEE/STAFF COMMENTS, QUESTIONS, COMMITTEE REPORTS**

Staff reported two Downtown Committee seats are currently vacant.

9. **ADJOURNMENT**

The meeting was adjourned at 9:47 a.m.

AL/2/CDD
850-10-02-18mn



CITY OF MOUNTAIN VIEW

MEMORANDUM

Community Development Department

DATE: November 6, 2018

TO: Downtown Committee

FROM: Alex Andrade, Economic Development Manager
Tiffany Chew, Business Development Specialist

SUBJECT: Hope Street Lots (4 and 8)

INTRODUCTION

The purpose of this memo is to provide the Downtown Committee with an update on the Hope Street Lots project. The Robert Green Company ("TRGC") proposes to develop surface parking Lots 4 and 8 with a hotel, office, and a subterranean parking garage in downtown. Per Bylaws of the City of Mountain View Downtown Committee (Article II—Purpose), the Downtown Committee promotes the vitality of downtown Mountain View through recommendations to the City Council on programs, projects, and policies for economic development, a quality downtown environment, and the maintenance and development of parking facilities. As such, staff is seeking feedback and a recommendation to Council from the Downtown Committee to proceed with the Hope Street Lots project and entitlements.

BACKGROUND AND ANALYSIS

Project Location

The project site is located within the boundaries of the Downtown Precise Plan and consists of two City-owned properties, currently used as public surface parking lots with a combined total of 149 spaces; Lot 4 is approximately 0.73 acre, and Lot 8 is approximately 0.65 acre. The overall project area is bisected by Hope Street and located in the middle of the downtown blocks bordered by West Evelyn Avenue to the north, Castro Street to the west, View Street to the east, and Villa Street to the south (Attachment 1). Blossom Lane (a public alley) forms the western boundary of the site, which is surrounded on all sides by commercial uses consisting of retail, restaurant, and office buildings.

Site and Developer Selection History

The City's Economic Development Strategy supports the strategic use of public land to help strengthen the local economic base and the long-term financial health of the City, which allows staff to provide exceptional service to our community. City staff received significant interest for development of Lots 4 and 8 in 2013 and 2014. At a January 20, 2015 Study Session, staff presented property information on four downtown surface parking lots (4, 8, 11, and 12). At this meeting, Council expressed support for a mixed-use development on Lots 4 and 8 as the first sites to develop.

On March 31, 2015, Council directed staff to market the long-term ground lease opportunity on Hope Street Lots 4 and 8 through a Request for Qualification and a Request for Proposals process. The Council directed staff to seek development proposals for Lots 4 and 8 for the purpose of:

- A long-term ground lease (55 years with four 10-year options);
- Increasing public parking (net new);
- Enhancing the economic vitality of downtown Mountain View through hotel development (three-diamond quality or better);
- Generating long-term, ongoing revenues for City services; and
- Market the sites with enhanced labor provisions.

On January 12, 2016, Council approved TRGC as the best-qualified developer for the Hope Street Lots, directing staff to enter into an Exclusive Right to Negotiate (ERN) Agreement and commence the negotiation process for the Disposition and Development Agreement (DDA) and Ground Leases to develop a mixed-use hotel/office project with a unique hotel of at least three-diamond quality; an increase in the number of public parking spaces from 149 to a minimum of 225; revenue generation; and an agreement by the hotel operator to allow enhanced access to employees for labor organizing activities and expedited union voting process.

The DDA and Ground Leases have been executed, and the City and the TRGC have moved to the design phase of the project. The Hope Street Lots project has been through the Development Review Committee three times in 2018 and has received their recommendation of approval. An Administrative Zoning Hearing is scheduled for November 14, 2018. Council will consider the Hope Street Lots project entitlements at the November 27, 2018 meeting.

Marwood Management Assets has requested that Council allow TRGC and Marwood to discuss a joint parking opportunity for the Evelyn Station project located on West Evelyn Avenue and immediately north of Lot 4. Council has agreed to allow TRGC and Marwood to have good-faith discussions that may result in a joint parking garage. Notwithstanding, the Hope Street Lots project is moving ahead on development of Lots 4 and 8 at this time.

Project Overview

In keeping with DDA parameters, TRGC proposes to replace the existing public parking lots with a five-story, 180-room hotel building (on Lot 4), and a four-story office building (on Lot 8). Both buildings include active ground-floor uses along Hope Street and three levels of subterranean parking. Currently, Lot 4 has 88 public parking spaces, and Lot 8 has 61 public parking spaces for a total of 149 public parking spaces. The proposed underground garages provide a combined total of 225 public parking spaces, in addition to required parking spaces for the hotel, office, and restaurant/retail uses.

Lot 4 – Hotel Site Design

The proposed five-story hotel has 180 guest rooms and hotel amenities surrounding an open-air courtyard. The courtyard is meant to be a public/semipublic space utilized by hotel patrons as well as any members of the public utilizing the breezeway to and from Castro Street; it is surrounded by hotel amenities and functions, including a restaurant with outdoor dining serving breakfast, lunch, and dinner; hotel lobby; conference meeting rooms; and upper-floor hotel guest rooms. Additional hotel amenities include a rooftop bar and garden area, hotel fitness room, and a small ancillary retail gift shop area.

The proposed ground-floor uses fronting Hope Street are a hotel bar, lobby, and café space. Vehicle access to the public parking is proposed from Hope Street, with the parking garage ramp located at the southeast corner of the building. The top two levels of the underground garage will be used for public parking and the lowest level for hotel guests and employee parking.

Lot 8 – Office Site Design

The proposed four-story office building provides close to the maximum allowed 1.85 floor area ratio (FAR). The building is centered on the proposed midblock crossing. The ground-floor uses fronting Hope Street include two separate retail/restaurant spaces, which help maintain transparency and active uses along the street frontage.

Vehicle access to the public parking is proposed from Villa Street at the southeast corner of the property. Similar to the hotel, the top two levels of the office building's underground garage will provide public parking, and the lowest level has tenant parking.



Downtown Committee

On November 7, 2017, TRGC attended the Downtown Committee meeting to introduce the project. Generally, the Downtown Committee had concerns with the rear facades of businesses abutting Blossom Lane. The Downtown Committee asked staff and the applicant to continue to work with neighboring property owners to mitigate issues of solid waste collection and delivery trucks along Blossom Lane. The Downtown

Committee also asked that staff continue to take a holistic approach to phasing projects to minimize disruption from construction taking place along the entire length of Hope Street.

Community Outreach and Engagement

Staff and TRGC representatives have formally introduced the Hope Street Lots project to the Chamber of Commerce's Business Issues and Public Policy Committee, Mountain View Coalition for Sustainable Planning, and the Old Mountain View Neighborhood Association during the month of November 2017. General concerns included a desire for a more "historic" architectural style for both buildings; a guarantee that restaurant and retail spaces would actually be occupied by retail and/or restaurant uses on the ground floor; minimizing disruptions to Hope Street and Villa Street and adding temporary public parking during construction; determining parking enforcement within the public parking in the garage; and maintaining on-street parking on Hope Street. In addition, representatives of the Chamber of Commerce and the Central Business Association receive monthly updates on the status of the Hope Street Lots project through Downtown Committee meetings.

NEXT STEPS

Senior Planner Matt VanOosten of the City's Planning Division and a representative of TRGC will also provide a presentation of the Hope Street Lots project to the Downtown Committee at the November 6, 2018 meeting. The presentation will be followed with a question-and-answer session so that the Downtown Committee has an opportunity to inquire about the overall Hope Street Lots project plan. Staff will obtain project feedback and the Downtown Committee may make a recommendation to Council to proceed with the Hope Street Lots project and entitlements.

An Administrative Zoning Hearing is scheduled for November 14, 2018 and Council will consider project permits and entitlements on November 27, 2018.

AA/TC/AL/5/CDD

850-11-06-18M

Attachment: 1. Location Map

cc: SP – VanOosten

Attachment 1 – Location Map

